

RID (Rule Interpretation Decision)

(Use additional sheets as necessary)

Type of RID	Requested Response Time	DSD Assigned RID # _____
Customer RID ?	24 hours X	
Internal Staff RID <input checked="" type="checkbox"/>	10 working days ?	
	As time available ?	

1. Project Name: Calculation of façade area for Northeast Gateway High Priority Corridor District ordinance and Hill Country Gateway Corridor District ordinance

2. Project Number: NA
(Plat #, Zoning Case #, etc.)

3. Project Street Address: NA
(If not available nearest intersection of two public streets)

4. Applicant Name: Andrew Spurgin

5. Applicant Address: Planning Department

6. Applicant Telephone #: 207- 2736

7. Applicant e-mail Address: aspurgin@sanantonio.gov

8. Rule in Question:
(Section and/or policy of UDC, Building Code, Master Plan, etc)

The calculation of façade area for the purposes of elevation features and building materials in relation to automobile service bay openings.

9. Applicant's Position:
(Including date position presented and name of city staff point of contact)

Date: NA

Contact: NA

Contact Telephone #: NA

The adopted development standards for the Northeast Gateway Corridor and the Hill Country Gateway Corridor do not specify whether or not garage bay openings count towards the elevation standards for windows and openings nor do the standards specify if garage bay doors are excluded from the building materials calculation though roofs, awnings and canopies are specifically excluded from the calculation.

Given the prevalence of automobile related uses along Interstate Highway corridors, a policy needs to be established by the Director to facilitate the review of plans and to provide consistency and fairness to all applicants in these Corridor Districts.

10. Staff Finding:

(Including date of finding and name of city staff person formulating finding)

Date: October 6, 2004 **Contact:** Andrew Spurgin **Contact Telephone #:** 207-2736

For automobile repair related uses which include multiple service bay openings, the existing standards place a burden on the developer to turn a building to face away from the street, which may be to the detriment of other UDC requirements such as on-site traffic circulation, queuing standards, minimum parking requirements, stormwater management and buffer landscaping.

Given the required sixty foot minimum setback, the ordinance already provides that such uses will not be pushed up next to the street.

11. Staff Position:

(Including date position presented internally and name of city staff person formulating position)

Date: October 6, 2004 **Contact:** Andrew Spurgin **Contact Telephone #:** 207-2736

1. While the standards are silent on the issue of calculating the façade area in relation to automobile service bay openings it is recognized that these bay openings are in fact a type of door and during business hours will often be raised to provide visibility, light and ventilation into the building and its use. For this reason, staff's position is that automobile service bay openings should be included with windows and entries to count toward the design standards for the building elevation.
2. The building materials standards were meant to encourage the use of masonry materials on at least 75% of the building façade and metal structures are specifically prohibited, though metal is permitted on roofs, awnings and canopies. For a building with multiple automobile service bay openings, even if 100% of the remainder of the buildings is masonry, the presence of the service bay openings prevents attainment of the 75% standard. For this reason, staff's position is that automobile service bay openings shall not be included in the calculation of prohibited building materials and the remaining portion of the structure, exclusive of service bay openings, shall be used for the calculation of the 75% required building materials.

12. Departmental Policy or Action:

(Including date of presentation of policy or action to the applicant, the effective date of the policy or action, schedule for pursuing an amendment to the code if required and signature of the Director of Development Services)

Date of policy/action: _____, 2004

Effective Date of policy/action: Immediate

The Director agrees with staff's finding that automobile service bay openings should be included in the calculation of area for required windows and entries for a building façade but should not be included in the calculation of area for required building materials. Therefore the Director is issuing the following policies in relation to automobile service bay openings.

1. "Effective this date, automobile service bay openings shall be included with windows and public entries in the calculation of the window/public entry façade requirements for the Northeast Gateway Corridor District."
2. "Effective this date, automobile service bay openings shall not be included in the calculation of exterior surfaces for the purpose of building materials permitted/prohibited lists for the Northeast Gateway Corridor District and the Hill Country Gateway Corridor District."

Florencio Peña III, Director
Development Services Department